

RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENT  
FOR  
RON and FLORENCE MUIR

TO CREATE THE  
MUIR MINOR  
SUBDIVISION

LOCATED IN THE NW1/4 OF SECTION 18  
TOWNSHIP 3 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Ron and Florence Muir, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, of the Utah Code, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat to be known as the Muir Minor Subdivision:

ORIGINAL PROPERTY DESCRIPTIONS

ACCORDING TO THAT CERTAIN WARRANTY DEED, TAX I.D. #3646  
RECORDED 2 FEBRUARY 2015, AS FOUND BY ENTRY #365364, AT PAGES 1 AND 2  
SEC 18 T3S R8W USM; BEG AT SW/C OF SWAN/4, TH N 1353 FT; TH E 406 FT; TH S 1090 FT; TH E 200 FT;  
TH N 1090 FT; TH E 497 FT; TH S 1000 FT; TH E 250 FT; TH S 353 FT; TH W 1353 FT TO PT OF BEG. EXCEPT  
BEG AT A PT N 0°01'22" E 871.47 FT FROM W4/C; TH N 0°01'22" E 382.48 FT; TH N 83°34'08" E 333.41 FT;  
TH S 03°45'48" E 360 FT; TH S 80°18'51" W 360.23 FT TO BEG.

TO BECOME KNOWN AS LOT 1, OF THE MUIR MINOR SUBDIVISION

ACCORDING TO THAT CERTAIN QUITCLAIM DEED, TAX I.D. #3646-1  
RECORDED 26 JULY 2016, AS FOUND BY ENTRY #495977, AT PAGES 1 AND 2  
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 WEST, USM; BEGINNING AT 406 FEET EAST AND 263 FEET  
NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID  
SECTION 18; THENCE NORTH 1090 FEET; THENCE EAST 200 FEET; THENCE SOUTH 1090 FEET; THENCE  
WEST 200 FEET TO POINT OF BEGINNING.

TO BECOME KNOWN AS LOT 2, OF THE MUIR MINOR SUBDIVISION

ACCORDING TO THAT CERTAIN WARRANTY DEED, TAX I.D. #3646-2  
RECORDED 11 JULY 2014, AS FOUND BY ENTRY #474969, IN BOOK A717, AT PAGES 747 AND 748  
SEC 18 T3S R8W USM; BEG SW/C (LOT 2) NW/4; TH E 1353 FT AND N 1353 FT TO TRUE PT OF BEG; TH W  
250 FT; TH S 1000 FT; TH E 250 FT; TH N 1000 FT TO BEG.

TO BECOME KNOWN AS LOT 3, OF THE MUIR MINOR SUBDIVISION

NEW BOUNDARY DESCRIPTION FOR THE MUIR MINOR SUBDIVISION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 18: Beginning at the West Quarter Corner of said Section; thence North 0°01'21" East 871.47 feet along the West line of said section; thence North 80°18'51" East 360.23 feet; thence North 3°45'48" West 360.00 feet; thence South 83°34'08" West 333.41 feet to a point on said West section line; thence North 0°01'21" East 99.05 feet; thence South 89°53'29" East 1353.00 feet along a line parallel with the East-West quarter section line; thence South 0°01'21" West 1353.00 feet along a line parallel with the West section line to a point on said East-West section line; thence North 89°53'29" West 1353.00 to the point of beginning, containing 39.09 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment Plat to be known as the Muir Minor Subdivision.  
BASIS OF BEARING: North 0°01'21" East from the West Quarter Corner to the Northwest Corner of Section 18, Township 3 South, Range 8 West, Uintah Special Base and Meridian, according to the section corner tie sheets from the Duchesne County Surveyor's Office.  
SURVEY FINDINGS: This property was originally subdivided into lots, blocks, streets, and alleys; and approved by Wasatch County as Fruitland, Utah on 8 September 1914. It was surveyed as a 1320' by 1320' standard 40 acres, along with 33 feet added along the North and East property lines, thus equaling 1353' by 1353' in subsequent descriptions. The General Land Office designated this as Lot 2 containing 36.44 acres during the 1904 Public Land Survey prior to the opening of the Indian Reservation for homesteading.  
NOTE: This survey was performed at the request of Ron Muir. It does not insure or guarantee ownership, nor does it show all easements (except as shown), rights of way (except as shown), liens, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities (except as shown), points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

RONALD M. MUIR, TRUSTEE of the  
RONALD M. and FLORENCE MUIR TRUST

FLORENCE MUIR, TRUSTEE of the  
RONALD M. and FLORENCE MUIR TRUST

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
RONALD M. MUIR and FLORENCE MUIR, TRUSTEES OF THE RONALD M. and FLORENCE MUIR TRUST,  
signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_

Notary Public \_\_\_\_\_

DUCESNE COUNTY RECORDER

State of Utah } s.s.  
County of Duchesne } Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_  
Fee: \_\_\_\_\_  
Shelley Brennan Duchesne County Recorder

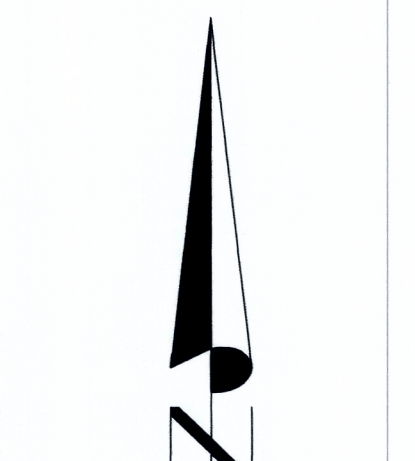
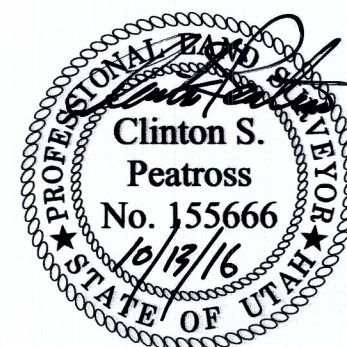
DUCESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director



SCALE: 1" = 100'

• = 5/8"x24" REBAR SET WITH YELLOW PLASTIC  
CAP STAMPED PEATROSS 155666  
■ = FOUND AND ACCEPTED 5/8" REBAR AND  
CAP SET BY ALLRED & ASSOC.  
- = FENCE LINE  
G.L.O. = GENERAL LAND OFFICE

PREPARED BY  
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

CELL: (435)724-4386  
email: cpeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 10/6/2016 DATE PLOTTED: Tuesday 10/11/16

SHEET: 1 OF 1

FILE NAME: RON MUIR JOB # 522

County Surveyor's File # 3398